Association Policy: Cameras

Introduction

Earlier Rules Replaced: These rules replace any rules or regulations previously adopted by the association, whether or not they were recorded on the land records of the town or towns in which the condominium is located.

Conflict: The use of the Property and the behavior of individuals on Property are also governed by the Declaration. In the event of any conflict between these Rules and the Declaration, the Declaration shall control.

Persons Bound by the Rules: All unit owners, tenants, holders of security interests, and occupants of units, and their family members, guests, employees, contractors, and other invitees shall comply with these rules.

Fines and Fees: Following notice and hearing, the Executive Board may levy a fine of up to $25.00 per day plus costs for each individual violation (unless otherwise stated) of the community documents and for each day that the violation persists after the executive board votes to impose the initial fee.

The board must approve exact placement of cameras in advance of them being installed*. A unit owner's request must include: 1) the brand/make/model of the camera, 2) a photo of the exterior of the unit with the exact location the camera will be placed marked on the photo and 3) how the cameras will be mounted to the common element.

**doorbell cameras do not require board approval in advance of installing provided that they are placed in the location the doorbell previously was and do not exceed 5.5 in × 2.5 in × 1.5 in.*

It is the unit owner's responsibility to address the following.

a. Placement for security

b. Whether the camera violates another unit owner's privacy

c. Whether the camera violates any state and/or federal, statutes and/or laws, pertaining to privacy, eavesdropping, wire tapping, etc .

The board will not consider, determine, nor recommend anything documented above in bullets 'a' through 'c' . The unit owner's written approval request must acknowledge they have considered and addressed all laws and regulations related to exterior cameras.

Even though the cameras are mounted on a common element, they are a limited common element and the responsibility of the unit owner. Any maintenance caused by the camera or its installation is the responsibility of the unit owner.

The board will not mediate privacy disputes over camera placement. This is a matter of law and should be addressed by the proper authorities.

Upon sale of the unit the buyer assumes the maintenance, privacy and legal responsibilities for the cameras, or the current unit owner will assume the cost of removing the exterior camera in a manner returning the unit to its original state.

In the event that anyone brings legal action against the Saddlebrook Unit Owners Association for any cause related to the camera, the unit owner whose camera is in question will assume the cost of legal representation for the Saddlebrook Unit Owners Association.